

BNG Exemption Statement

Site Address: Premier inn Reading Gateway, Gateway Proctor End South, Reading RG2 0GG

Client Name: Whitbread Group PLC

Reference: Biodiversity Net Gain

Date: 02/10/2024

Background

A PEA was carried out on the above site on the 1st August 2024 by Arbtech Consulting Ltd, and it was confirmed that the baseline habitat is comprised of one building (no value).

Methodology

As the site's baseline value is zero (see Appendix 1), it is exempt from demonstrating a 10% biodiversity net gain (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) as <25m² of habitat (of value) is being removed, which is one of the exemptions. Any post-development enhancements relating to biodiversity are valuable and encouraged, however it is not necessary for the site to demonstrate a 10% net gain.

Author

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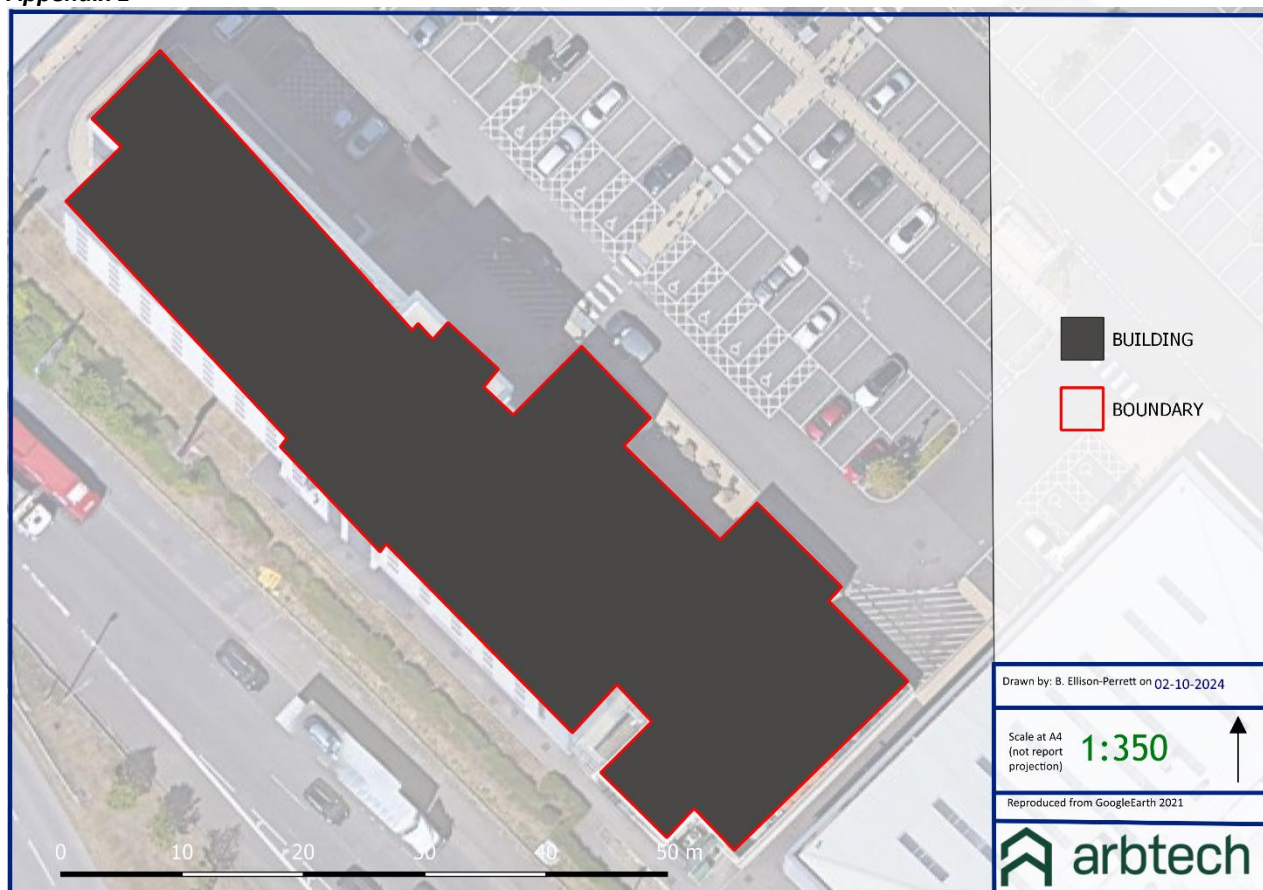


Figure 1: Habitat map of Premier inn Reading Gateway, Gateway Proctor End South, Reading RG2 0GG taken from the Preliminary Ecological Appraisal produced by Arbtech Consulting Ltd.